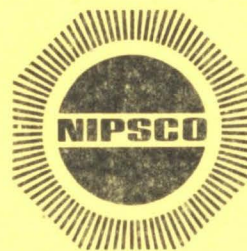


# NORTHERN INDIANA

**"AN AREA OF  
CHALLENGING  
OPPORTUNITIES"**

**COMMUNITY ANALYSIS OF  
PORTAGE, INDIANA**



# Community Analysis of PORTAGE, PORTER County, Indiana

## LOCATION

(Distance And Direction To Four Major Cities) CHICAGO, ILL. (NW) 35 MILES; GARY, IND. (W) 8 MILES;  
INDIANAPOLIS, IND. (SE) 160 MILES; SOUTH BEND, IND. (E) 52 MILES

## POPULATION \*

	City	County	Percentages of City Population		
			White	Non-White	Foreign Born
1960 Census	11,822	60,279	99.9 %	0.1 %	3.0 %
1970 Census	19,127	87,114	99.9 %	0.1 %	2.7 %
1980 Projected Census	28,700	126,300	99.9 %	0.1 %	2.4 %
Standard Metropolitan Area (If Any)	Hammond, Gary, East Chicago Population Retail Trading Area 46,600				

## CLIMATE

	Average Temp. of	Month	Rain Inches	Snow Inches	
Coldest Month	JANUARY 29.7	Wettest Month	JUNE 8.75	--	No. Days Under 32° 39
Hottest Month	JULY 70.7	Driest Month	MAY 1.39	--	No. Days Over 90° 18
Annual Average	50.3	Annual Total	34.28	44.1	Degree Days Per Year 6121
Annual Average Clear Days	107	Partly Cloudy	97	Cloudy 161	Elevation 620

## GOVERNMENT

Form And Organization MAYOR - SEVEN COUNCILMEN Term Of Office 4 Yrs., Expires 12/31/75  
 Incorporated Or Unincorporated INCORPORATED Class (If Any) 4 Area Within City 25 Square Mile  
 Annual Budget \$ 1,140,290 Primary Source(s) Of Revenue 90% PROPERTY TAX; 10% STATE TAX  
 Streets 128 mi. Paved 90 % Black Top (X) Cement (X) Street Lights YES Type MERCURY VAPOR  
 Bonded Indebtedness: City \$ 220,000 (7/2/72) County \$3,370,000 (7/2/72) Other \*\*  
 Police Force: Regular 25 Special 6 Equipment 5 CARS, RADAR, RADIO, PHOTO LAB, ETC.  
 Fire Dept.: Regular 23 Volunteer 18 Equipment \*\*\*  
 Average Annual Number Of Calls 574 Fire Insurance Rating In Community 7  
 Is City Covered By Zoning Ordinances—Yes (X) No ( ) Territory Covered ALL OF CITY  
 Zoning Plans COVERED BY MASTER PLAN Master Plan: Yes (X) No ( )  
 Annexation Plans ANNEXATION OF 1,000 ACRES IN 1971  
 Sewerage Treatment Plant: Yes (X) No ( ) Capacity 6,000,000 GPD Peak Demand 3,000,000 GPD  
 Area Covered By Plant WHOLE COMMUNITY Sewer Use Charge \$8.75/MONTH Storm Sewers DRAIN PROJECT  
 Is Garbage Pick-up Provided? YES

## TAXES

Total Rate Within City \$10.97 Per \$100 Valuation—Yr. Payable 1973 Assessed At 33-1/3 % TRUE Value  
 Total Rates(s) For Surrounding Twp(s) PORTAGE TOWNSHIP - \$8.84 Per \$100 Valuation  
 State Retail Sales Tax 2 % State Gross Income Tax Or Adjusted Gross Income Tax 0.5%-2%; ADJ. GROSS 2%  
 Unemployment Compensation Rate 0.1%-3.1% EXP. RATING Claimant's Benefits \$45-\$65; 26 WEEKS MAXIMUM  
 Workmen's Compensation Rate EMPLOYER'S LIABILITY Benefits 60% OF WEEKLY WAGE; \$75 MAXIMUM  
 Exemptions (Homestead—Veterans—Mortgage) \$1,000 (INDIVIDUAL) Special Taxes \*\*\*\*  
 Exemptions (Industrial) \$1,000 GROSS INCOME City Or Twp Tax Rate Trend Last Five Years \*\*\*\*\*  
 Corporate Franchise Tax NONE Machinery, Equipment, Inventory Tax PROPERTY TAX  
 Corporation Organization Fee \*\*\*\*\*

## HOUSING

Total Homes In Community 5,300 Owner Occupied 85 % Average Lot Size 80' X 140'  
 New Units Constructed Last Three Years: Houses 225 Cost/Sq. Ft. \$17 Apartments 75  
 Houses For Sale 100 Price Range \$5,000-\$50,000 Apartments For Sale 20 Price \$30,000-\$150,000  
 Houses For Rent NONE Price Range -- Apartments For Rent 25 Price \$150-\$225/MONTH  
 Name Of Hotel(s) NONE Total Rooms -- Number Of Motels 5 Total Units 350

## HEALTH AND WELFARE \*\*\*\*\*

Name Of Hospital(s) Mercy and Methodist, Gary; Porter Memorial, Valparaiso Total Number Of Beds 1,206  
 Number Of Doctors 10 Number Of Dentists 9 Number Of Ambulances Available 3  
 Number Of Nursing Homes NONE Other Special Health Facilities CLINIC AND LABORATORY, DENTAL LAB

# Prepared By: NORTHERN INDIANA PUBLIC SERVICE COMPANY

## EDUCATION

No. Elementary Schools 8 Total Enrollment 5,120 Grades Included KINDERGARTEN - 6  
No. Junior High Schools 2 Total Enrollment 1,852 Grades Included 6 - 8  
No. High Schools 1 Total Enrollment 2,110 Grades Included 9 - 12  
Total No. Of Teachers 398 Pupil To Teacher Ratio: Elementary 24.2 Jr. High 24.1 High 19.4  
Certification Requirement Of Teachers BACHELORS DEG., -INDIANA LICENSE Cost Of Education Per Pupil \$ 586.74  
No. Of Parochial Schools NONE Total Enrollment -- Grades Included --  
No. Of Private Schools NONE Total Enrollment -- Grades Included --  
Vocational Training Facilities Home econ., bldg. trades, machine shop, welding, auto mech., mech. drawing, elec., printing  
College And Universities (Nearest)  
Liberal Arts Indiana University Ext., Gary; Valparaiso University, Valparaiso; Purdue University Extension, Westville  
Engineering PURDUE UNIVERSITY EXTENSION, HAMMOND  
Business Administration INDIANA UNIVERSITY EXTENSION, GARY; VALPARAISO UNIVERSITY  
Graduate Schools VALPARAISO UNIVERSITY  
Research Labs And Institutions URSCHEL LABORATORY AND MILLER LABORATORY, VALPARAISO

## CIVIC AND RECREATIONAL

Major Civic Organizations Lions, Exchange Club, Chamber of Commerce, Jaycees, League of Women Voters, Rotary  
No. Of Churches: Protestant 30 Catholic 1 Jewish -- Other --  
Main Cultural Attractions NEARBY GARY, VALPARAISO AND CHICAGO  
Library(s) No. Volumes: Technical 240 Total 3,978 Parks: City 4 State Indiana Dunes  
Golf Courses: City NONE Private NONE Sports: High School YES College VALPO U. Prof. CHICAGO  
No. Nearby Lakes 4 Rivers 1 Bowling Alleys 5 IN AREA Theaters 7 IN AREA

## AREA RESOURCES

Is Ample Supply Of Water Available? Yes ( ☒ ) No ( ☐ ) Source LAKE MICHIGAN Future Supply LAKE MICHIGAN  
Is There A Water Pollution Ordinance? Yes ( ☐ ) No ( ☒ ) Air Pollution Ordinance? Yes ( ☒ ) No ( ☐ )  
Mineral Resources SILICA & MOULDING SAND Agricultural And Forest Products ALL FARM PRODUCTS  
Average Annual Market Value Of Farm Products Sold In PORTER County \$ 12,272,807 (1969)

## LABOR MARKET

Present Employment	Male	Female	
Manufacturing	<u>7,000</u>	<u>1,200</u>	% Mfg. Workers In Union <u>80</u>
Non Manufacturing	<u>1,098</u>	<u>330</u>	Unemployment <u>4.5</u> % Labor Force
Government	<u>130</u>	<u>20</u>	State Right To Work Law: Yes ( <input type="checkbox"/> ) No ( <input checked="" type="checkbox"/> )
Strikes (Past Five Yrs.)	<u>NONE</u>		
Workers Involved	<u>--</u>	Man Days Idle <u>--</u>	Labor Force Available: Male <u>300</u> Female <u>400</u>
Average Hourly Wage Rates:		Male	Female
Skilled	\$ <u>2.77</u>	To \$ <u>7.31</u>	\$ <u>2.69</u> To \$ <u>5.00</u>
Semi-Skilled	\$ <u>2.50</u>	To \$ <u>5.06</u>	\$ <u>2.50</u> To \$ <u>4.31</u>
Un-Skilled	\$ <u>2.30</u>	To \$ <u>3.84</u>	\$ <u>2.30</u> To \$ <u>3.28</u>
Clerical	\$ <u>2.50</u>	To \$ <u>4.37</u>	\$ <u>2.00</u> To \$ <u>4.38</u>

## INDUSTRY

### Local Industries

Firm	Product	No. of Empl. Male	Female
BETHLEHEM STEEL CORPORATION (Portage and Burns Harbor)	Steel sheets, plates	<u>5,729</u>	<u>628</u>
MIDWEST STEEL DIV., NATIONAL STEEL CORPORATION	Steel sheets, plates	<u>1,562</u>	<u>114</u>
MONO-SOL CORPORATION	Plastic film and foam	<u>40</u>	<u>6</u>
NORTHERN INDIANA STEEL SUPPLY CO. (Burns Baling Div.)	Scrap metal process	<u>40</u>	<u>--</u>
AIR PRODUCTS & CHEMICALS (Portage and Burns Harbor)	Liquid oxygen, hydrogen	<u>28</u>	<u>2</u>

Plant Closings Last Five Years And Reasons NONE

Plant Openings Last Five Years LEVY COMPANY, ENAMEL PRODUCTS & PLATING, CONTINENTAL CAN COMPANY

Government Installations In Area NIKE SITE - WHEELER

## INDUSTRIAL SITES AND BLDGS

Sites Available: Deepwater 1 Riverfront -- Airport -- Highway 18 Zoned Sites 16 Undeveloped Sites 10  
Present Or Planned Industrial Park(s) 1 Total Acreage Of Park(s) 18 Available Acreage 6  
Price Range Of Various Sites: \$ 5,000 Per Acre To \$ 12,000 Per Acre  
Site Data Available: Aerial Photos ( X ) Site Maps ( X ) Topographic Maps ( X ) Test Boring Reports ( )  
Available Vacant Buildings (No. And Square Foot Size) NONE  
Can Financing Of Industrial Building Be Arranged? YES On What Basis? LEASE OR LEASE/PURCHASE, REV. BONDS  
Local Development Organization(s) PORTAGE CHAMBER OF COMMERCE, ECONOMIC DEVELOPMENT COMMISSION  
Contact (Name, Address, Phone) Mr. David C. Johnson, Portage Chamber of Commerce, 2588 Portage Mall, Portage, Ind.  
PHONE: (219) 762-3300

## UTILITIES

Electric Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private ( X ) Municipal ( ) REMC ( )  
Average Industrial Power Cost per KWH RATES ON REQ. ¢ KWH Capacity SYSTEM WIDE Peak SYSTEM  
Gas Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private ( X ) Municipal ( )  
Average Industrial Gas Rate Per Therm. RATES ON REQUEST ¢ BTU Content 1,000 Pr/Cubic Foot  
Is Gas Available For Industrial Space Heating? Yes ( X ) No ( ) Limitations If Any SUBJECT TO SIZE  
Water Service By PORTAGE WATER COMPANY (elevated tower - 300,000 gal. capacity) Private ( X ) Municipal ( )  
Pumping Capacity 2,500,000 Gal./Day: Peak Demand 1,150,000 Gal./Day: Source LAKE MICHIGAN  
Average Industrial Water Rate Per M/Gal./Mo. RATES ON REQ. ¢ Total Hardness (Parts/Million) 135  
Telephone Company That Serves Area GENERAL TELEPHONE COMPANY  
Average Delivered Price Of Coal/Ton For Industrial Use \$9.40 BTU Rating 24,000,000/TON  
Average Delivered Price Of Oil/Gal. For Industrial Use: 9.5 ¢ Grade 5 BTU Rating 154M/GAL.

## COMMUNICATIONS

Newspaper(s): Daily NONE LOCAL (GARY, VALPARAISO) Weekly PORTAGE PRESS  
Circulation PRESS - 9,700 Radio Stations: AM VALPARAISO, GARY FM VALPARAISO, CROWN POINT  
TV: VHF Ch. 2, 5, 7, 9, 11 - Chicago UHF Ch. 26, 32, 44 - Chicago Outside Radio Received Chicago, Hammond, Cr. Point  
Outside Newspapers CHICAGO Outside TV CHICAGO

## TRANSPORTATION

Highway Route Numbers: Toll Road Indiana Interstate 80, 90, 94 U.S. #6, #12, #20 State #149, #249  
Distance To: Toll Road 5 Miles, Interstate Route #80, 90, 94 0 Miles, U.S. # 6, 12, 20 0 Miles  
State Highway Load Limits 72,000 LBS. GROSS Lbs., Truck Clearances, If Any LOWEST IS 11.5 Feet  
Rail Lines: Penn Central, E.J. & E., Norfolk & Western, B & O, South Shore Distance To Main Line 0 Miles  
Services Or Trips Daily: Freight As required Passenger South Shore - 20 Reciprocal Switching: Yes ( X ) No ( )  
Truck: No. Of Lines 12 No. Of Terminals 0 Overnight Service To MAJOR CITIES WITHIN 300 MILES  
Airport: VALPARAISO, HOBART, GARY Nearest Major Airport O'HARE AND MIDWAY, CHICAGO  
Runway(s) Length 1,600 FT. AND 4,600 FT. (GARY) Flights Per Day NO SCH. # Of No Flight Days 23/YEAR  
Is Charter Service Available? Yes ( X ) No ( ) Radar, Lights Etc. Yes ( X ) No ( )  
Bus: Inter-City Lines NONE Intra-City Line NONE  
On Navigable Water? Yes ( X ) No ( ) If Yes, Channel Depth Lake Michigan (31 ft. St. Lawrence Seaway)

## FINANCIAL INSTITUTIONS

Bank(s) PORTAGE NATIONAL, CHESTERTON STATE, FIRST NATIONAL OF VALPARAISO (Time Certificate 5% to 5-3/4%)  
Assets (Portage) \$8,239,473; (Chesterton) \$30,750,928; (First) \$45,501,069 Prevailing Interest Rates 3-4-1/2 %  
Savings And Loan Associations FIRST FEDERAL SAVINGS AND LOAN OF VALPARAISO (Time Certificate 5-1/4% to 6%)  
Assets \$88,239,968 Prevailing Interest Rates 4-3/4 %

## REMARKS:

(Use This Space To Explain Items Which Are Believed To Deserve Special Consideration Or To Elaborate On Items Covered In Analysis.)  
\* 1968 Special Census - Portage - 18,340  
\*\* \$6,850,000 water and sewer; \$965,000 schools; \$500,000 park district  
\*\*\* 2 - 1,000 GPM pumpers, emergency car, radio, 2 tanks, high pressure equipment, inhalator unit  
\*\*\*\* INTANGIBLE TAX (5¢ PER \$20 VALUE)  
\*\*\*\*\* TAX RATE TREND: (72) \$9.888; (71) \$9.08; (70) \$8.95; (69) \$10.81; (68) \$10.02  
\*\*\*\*\* 2¢ PER SHARE FOR FIRST 200,000 SHARES; 1¢ PER SHARE FOR NEXT 800,000 SHARES; 0.2¢ PER SHARE  
ON ALL ADDITIONAL SHARES -- \$20 MINIMUM; \$5 FEE FOR FILING ANNUAL REPORTS  
\*\*\*\*\* SATELITE HOSPITAL/CLINIC UNDER CONSTRUCTION IN HOBART. WILL HAVE 142 BEDS